108.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,321,600 /	1,321,600
USE VALUE:	1,321,600 /	1,321,600
ASSESSED:	1,321,600 /	1,321,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OSCEOLA PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLESUR GREGORY H &
Owner 2:	HOLLANDER FAYE
Owner 3:	
Street 1:	14 OSCEOLA PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VISOCCHI PROPERTIES MANAGEMENT -
Owner 2:	LLC -
Street 1:	94 DALE STREET #2
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02451

NARRATIVE DESCRIPTION

This parcel contains 12,475 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 4536 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12475.000	765,600		556,000	1,321,600
Total Card	0.286	765,600		556,000	1,321,600
Total Parcel	0.286	765,600		556,000	1,321,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.36 | /Parcel: 291.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69357
GIS Ref	
GIS Ref	
Insp Date	05/19/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0003-0003.0

!8514!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	765,600	0	12,475.	556,000	1,321,600	1,321,600	Year End Roll	12/18/2019
2019	101	FV	568,800	0	12,475.	556,000	1,124,800	1,124,800	Year End Roll	1/3/2019
2018	101	FV	568,800	0	12,475.	476,600	1,045,400	1,045,400	Year End Roll	12/20/2017
2017	101	FV	568,800	0	12,475.	444,800	1,013,600	1,013,600	Year End Roll	1/3/2017
2016	101	FV	568,800	0	12,475.	381,200	950,000	950,000	Year End	1/4/2016
2015	101	FV	230,700	0	12,475.	341,500	572,200	572,200	Year End Roll	12/11/2014
2014	101	FV	230,700	0	12,475.	316,100	546,800	546,800	Year End Roll	12/16/2013
2013	101	FV	230,700	0	12,475.	301,400	532,100	532,100		12/13/2012

PRINT

Date	Time
12/10/20	23:05:11

LAST REV

Date	Time
06/29/16	12:24:19

mmcmakin

USER DEFINED

Prior Id # 1:	69357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VISOCCHI PROPER	1484-60		1/15/2016		1,180,000	No	No		
ANDERSEN BARBAR	1461-90		10/17/2014	Change>Sale	660,000	No	No		
	1033-125		7/1/1987		1	No	No		Richard Andersen d.o.d. 12/4/2012.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2015	111	Manual	4,000					
12/15/2014	1699	Addition	195,000					Additon of 2nd flo
11/12/2014	1549	Manual	2,500					Demo basement, kit

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Meas/Inspect	PC	PHIL C
6/15/2009	Measured	189	PATRIOT
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12475		Sq. Ft.	Site		0	70.	0.64	4									555,972						556,000	

Total AC/HA:	0.28639	Total SF/SM:	12475	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	555,972	Spl Credit		Total:	556,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99722219
Const Adj.:	0.99989998
Adj $ / SQ:	124.640
Other Features:	148590
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802549
Depreciation:	36917
Depreciated Total:	765632

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

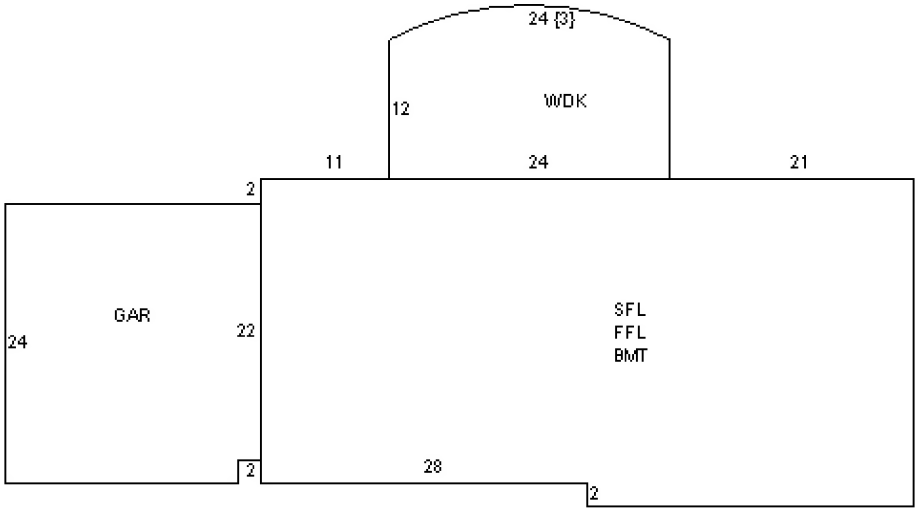
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.81
Special Features:	0	Val/Su Net:	141.86
Final Total:	765600	Val/Su SzAd	253.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,512	82.260	124,381
FFL	First Floor	1,512	124.640	188,456
SFL	Second Floor	1,512	124.640	188,456
GAR	Garage	524	19.770	10,359
WDK	Deck	337	8.970	3,022

Net Sketched Area:	5,397			Total:	514,674
Size Ad	3024	Gross Are	5397	FinArea	4536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	13X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	